



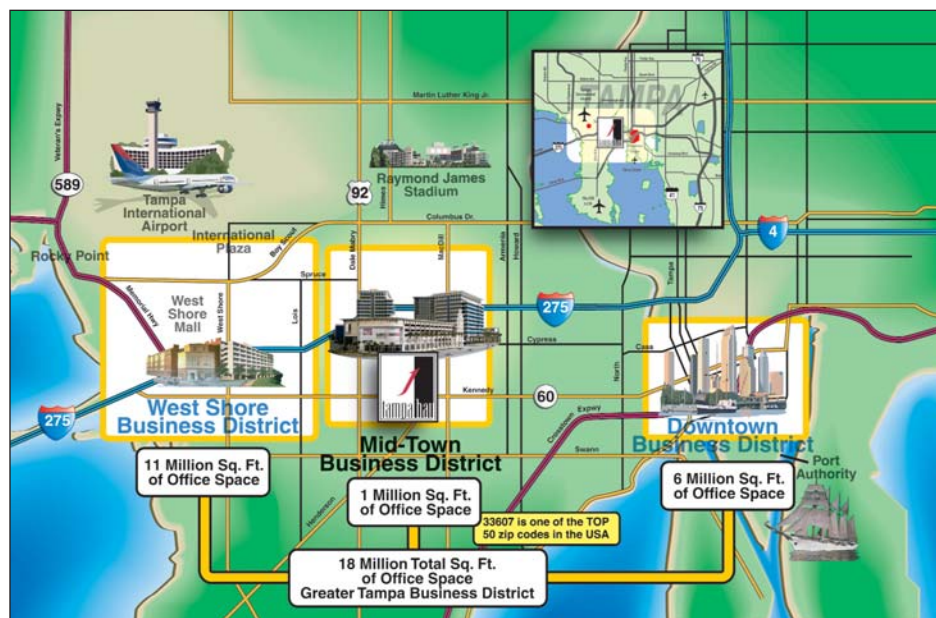
# Project Overview

T A M P A B A Y 1

<b>Location:</b>	Located on the southeast corner in Tampa's Midtown Business District
<b>Construction Period:</b>	18 months
<b>Size:</b>	Approximately 1.2 million rentable square feet comprised of: <ul style="list-style-type: none"><li>• Two Class A office towers, 12 and 14 stories each, totaling 700,000 rentable square feet.</li><li>• 200,000 rentable square feet of retail space;</li><li>• The Westin Tampa Bay Hotel, a full-service, four-star, luxury hotel with 300 guest rooms;</li><li>• 42 luxury residential condominium units; and</li><li>• Three parking decks</li></ul>
<b>Total Project Cost:</b>	Approximately \$250 million
<b>Development Manager:</b>	The Bromley Companies
<b>Architect:</b>	Thompson, Ventulett, Stainback & Associates
<b>General Contractor:</b>	Skanska Construction Company
<b>Zoning and Permitting Status:</b>	All Zoning and Permits are approved (8/03)

Designed by Thompson, Ventulett, Stainback & Associates of Atlanta, the Development will offer the first-class services and amenities of a town center with approximately 1.2 million rentable square feet consisting of two Class A office towers of 12 and 14 stories, an integrated retail component, and a 300-room, full-service Westin Tampa Bay Hotel with the top seven floors dedicated to 42 luxury condominium units.

The Development resides at the crossroads of Dale Mabry Highway and Interstate 275, Tampa's major commercial thoroughfares known as "Main and Main" within the community and perhaps the most visible spot within the region. Strategically located in the Midtown Business District (see map to the right), the new market positioned centrally between the Westshore Business District and Downtown Tampa, the Development will provide a unique urban setting in a highly accessible location only three miles from Tampa International



Airport. An impressive system of highways, interchanges, and bridges provides access to the site from the St. Petersburg-Clearwater area.



The Development has been designed by Thompson, Ventulett, Stainback & Associates. The Atlanta-based firm is a nationally recognized architect whose projects include the new Washington Convention Center in Washington, D.C., the Georgia Dome in Atlanta, UPS World Headquarters in Atlanta, Merrill Lynch Operations Campus in Denver, the Mall of Georgia at Mill Creek in Atlanta, the Hyatt Regency Westshore in Tampa, and collaborative designs for Reston Town Center in Reston, VA. TVS has consistently ranked near the top of Building Design & Construction's "Top Design Firms" over the past 17 years and is currently one of the largest architectural firms in the nation. TVS' reputation for design quality has been recognized in receiving over 150 industry design awards for planning, architecture and interior design.

The Development will revitalize an existing industrial use through the creation of a town center concept currently unavailable in the Tampa area—an integration of office, hotel, retail, and luxury residential components into one locale. The design will implement an urban "place-making" design concept—the integration of property uses and designs to create a distinct space and pedestrian-friendly community—which is being embraced by developers throughout the country and is best exemplified at Reston Town Center in Virginia, collaboratively designed by TVS.

In total, the Development will consist of approximately 1.2 million square feet of rentable area.

The Development will introduce the first "green" high-rise buildings in the Tampa Bay area and be among the most energy efficient developments in the nation. The Development will feature individual chiller plants in each building with low emissions, computer-automated energy management systems, high-regulation HVAC, efficient lighting techniques, integrated paper-recycling chutes, water conservation measures, and recycled steel structures.

The 300-foot wide, central plaza of the Development will offer a gathering place for business tenants, visitors and the local community. The pedestrian-friendly project will feature covered arcades and canopies that connected the various design components. Complete with restaurants and retail, spectacular water

features, indigenous landscaping, and an amphitheater featuring live entertainment, the Development promises to provide a unique atmosphere not seen in Tampa—the fusion of interior spaces with natural air and light maximizing the distinct Floridian energy.



The high-rise office towers will be 12 and 14 stories with typical floor plates of 25,000 and 30,000 rentable square feet, respectively, for a total of 700,000 rentable square feet.

The 300-room, full-service, luxury Westin Tampa Bay Hotel, Westin's first in the Tampa region and only its third in the state of Florida, will offer nearly 18,000 square feet of meeting space and banquet facilities with access to the largest ballroom from both the main and mezzanine levels. Amenities will include a 5,000-square foot, state-of-the-art fitness center, full-service business center, a swimming pool, tennis courts, and at least one restaurant with an upscale lounge. The top seven floors of the 20-story hotel structure are to be designed as 42 luxury residential condominiums and will have access to most hotel amenities. The hotel/condominium integration is an industry first in the Tampa market. The luxury condominium Residences were designed by one of the most sought-after residential architects, Costas Kondylis. He is responsible for designing the Trump Tower in New York City in addition to winning the Lifetime Achievement Award from the New York Society of Architects and Leader of Industry Award from the concrete Industry Board. Mr. Kondylis designed the luxury condominiums at Tampa Bay 1 with residential comfort in mind, including 24-hour concierge service and all other amenities Tampa Bay 1 has to offer.

The Development has an efficient internal road system enabling access to every project feature from any major thoroughfare. The site will accommodate vehicle capacity





through a total of three parking garages, for a parking ratio of four spaces per 1,000 square feet of office space, more than surrounding markets offer. A typical parking ratio in the Westshore Business District is four spaces per 1,000 square feet, more than surrounding markets offer.

## SITE DESCRIPTION

Comprised of roughly 18 acres, the Development covers several city blocks located southeast of Interstate 275 bordering Dale Mabry Highway, Cypress Street and Himes Avenue and has excellent visibility from both Dale Mabry Highway and Interstate 275. The site is located about three miles southeast of Tampa International Airport and five miles northwest from Downtown Tampa. The site was assembled through the acquisition of 21 individual parcels from 15 different property owners over the course of two years. The Owner has signed options to acquire an additional 3.5 acres of adjacent land.

The Development will create a concept currently unavailable in the Tampa area—an integration of office, hotel, retail, and luxury residential components into one locale. Given the fact that there is a limited supply of land sites feasible for this size urban-style mixed-use project, the Development aims to be one of Tampa's most dynamic projects ever.



The Tampa area offers high-quality office locations, first class hotel accommodations, high-end retail, and diverse housing options. The local economic expansion and high standard of living attracts national corporations and retailers, international and domestic visitors, and a highly educated workforce.

The Development links Tampa's Westshore Business District and Downtown Tampa in new Midtown Tampa Business district. The property's central location makes it easy to get to the beautiful beach resorts and spectacular attractions found throughout central Florida. Several major transportation arteries converge at or near the Development

site. Interstates 4 and 275 are the major east-west thoroughfares with Interstate 75 serving as the chief north-south artery. Additional state and U.S. highways also provide access throughout the region's suburbs and urban centers.



## ZONING

The property was initially zoned OP-1 (Office Professional) and C1 (Commercial—Intensive) by The City of Tampa. Petitions were filed to rezone the properties and to vacate the streets within the proposed development. In November 1999, The City of Tampa approved the PD-A zoning district classification for the site which allows a wide variety of commercially oriented uses and allowed the Owner to close five city streets within the project: Arch Street, Nassau Street, Grace Street, Marie Street and Clearview Avenue.

Also, The City of Tampa approved the Plan Amendment filed by the Owner allowing it to change the land use designation from Heavy Commercial-24 to Regional Mixed Use, thereby increasing the floor area ratio from 1.5 to 3.5 and the maximum density from 24 dwelling units per gross acre to 100 dwelling units per gross acre. This approval grants the Development the right to develop a total of 1,275,000 rentable square feet allocated as follows: 700,000 square feet of office, 225,000 square feet of retail, 300,000 square feet or 300 hotel rooms, and 50,000 square feet for an additional building. The approval also allows 200 apartment units and up to 1,000,000 square feet for parking structures.

## Physical Audit Summary

<b>Building</b>	Tampa Bay 1
Ownership	Tampa Bay 1, LLC
Address	120 Fifth Av, 11 <sup>th</sup> Fl
City, State	New York, NY 10011
<b>General</b>	
Year Constructed	TBD
Architect	TVS - Base Building Office & Hotel; BBGM - Hotel Interior; Costa Kondylis - Condominun Interior
Mechanical Engineer	B&A Mechanical
Structural Engineer	Walter P. Moore
Managing Agent	Bromley Companies
Comments	Landscape Architect - EDAW; Civil Engineer - Heidt & Associates
<b>Architectural</b>	
Total Floors	North Tower - 14; South Tower 12
Total Area (GSF)	1.2 M SF ; Office 717,000 SF (North ; Retail 129,000 SF; 300 hotel rooms; 42 residential units
Typical Floor Size (floors/rsf)	Office 30,000 SF & 25,000 SF; Retail 35,000 SF per floor
Basement(s)	n/a
Low Rise	
Mid Low Rise	
Mid High Rise	
High Rise	
Floor Plate Configuration	Rectangle
Core Configuration	North - two banks of four (4) passenger elevators; freight elevator; stairs, two (2) telecommunication closets & electrical room. South - one bank of six (6) passenger elevators; freight elevator , stairs two (2) telecommunication rooms & electrical closet
Core to Exterior Wall Depth	Lease Depth - 50ft & 45ft respectively
Architectural Module	
Slab-to-Slab Ceiling Heights (lowest point)	Grout to second floor 18'; second floor 14'; typical floor 9' finish ceiling ht.
Typical Column Bay Size	North 30'x50'; South 30'x45'
<b>Structural System</b>	
System Type	Office - Structural Steel; Hotel & Retail - Concrete
Typical Floor Live Load	150 psf
<b>Electrical</b>	
Total Incoming Capacity & Provider	2 - 3,000 amp service
Service Type	Electrical service to the electrical closet on each floor proposed, with 120/208 volt power panels and circuit breakers in place, along with an isolated grounding system.
Floor Capacity (Watts/rsf)	5 watts/sf
Riser Capacity (Watts/rsf)	2 four (4) risers per floor
Riser Type	aluminum, non ventilated, enclosed feeder
Lightning Protection	
Emergency Power Source	Emergenrators and redundant relay service from the service provide
Total No. Generators/Capacity (kw)	2 - 800 kva; • Provisions have been made for the addition of tenant generators
Available kw for Tenant Usage	
Space to Locate Generators	TBD
Metering Type	direct
Number of Electrical Grids/Sub-Stations serving the building	2
Additional Riser Capacity	4" spare
<b>HVAC System Description</b>	
System Type	Low temperature air system
Central System Floors Served	
Individual Floor Units tons/Flr	
Heating Type/Energy Source	
Cooling System Type/Energy Source	
Comments	
Energy Conservation System	
BMS System Mfr.	
Supplemental A/C Type	
Supp. Capacity Available to Tenant	
Operating Hours	
Charges for After Hours A/C	
<b>Communications</b>	
Location of PTF	

## Physical Audit Summary (continued)

Fiber Service Provided in the Building	Two telephone riser closets per floor at remote ends of the building, for abundant capacity and ease of distribution
Dual Points of Entry	
Clear Line of Site Available on Roof	
<b>Riser Management</b>	
Number of Vertical Routes and Available Capacity	
Shaftway Dimensions	
Horizontal Routes from Points of Entry or PTF's	
<b>Fire Protection System</b>	
Sprinklered?	Automatic sprinkler system supplied from the standpipe risers in accordance with N.F.P.A. No. 14. Sprinkler heads in office will be concealed with flat plate cover type, be provided in grid not to exceed 12' x 12' spacing and be installed with a 2" radius of the center of ceiling tiles.  Standpipes with fire department valves will be provided at each stairwell in accordance with N.F.P.A. No 14.
Loop or Runouts Provided?	Loops provided
<b>Life Safety System</b>	
Type	All critical alarms, i.e., smoke detectors, fire alarms, sprinkler flows, etc., will be monitored by a certified monitoring company. Upon detection of any alarms or trouble signals, the monitoring company will contact the appropriate emergency and management personnel for immediate response during and after normal business hours.
Points Available/Floor	Two (2) means of emergency egress per floor
Speakers Provided?	yes
Strobes Provided?	yes
<b>Vertical Transportation</b>	
Number Passenger Cars	There will be a total of eight (8) elevators servicing all floors of the North Building and six (6) elevators servicing the South Building. 3500 lb. capacity, 700 f.p.m. gearless elevators with measured demand supervision operation and solid state drive control. High speed geared traction elevators providing better than a 30 second interval and 12.5% handling capacity.
Typical Capacity (lbs.)	
Freight Elevators	4500 lb. capacity, 350 f.p.m. geared elevator with single demand operation and solid-state drive control.
Number Freight Elevators	One (1) per building
Car Dimensions, Capacity (lbs.) and Size of Door Opening	
Loading Dock Entrance	Dedicated loading dock/service area for each building with hydraulic lifts.
<b>Hazardous Materials</b>	
Asbestos Present? (Location)	N/A
Abatement Program in Place?	N/A
Hazardous Materials Report Available?	N/A
<b>ADA Compliance</b>	
Building Compliant?	yes
Comments	
<b>Miscellaneous</b>	
Total Parking Provided	2,900 spaces
Parking Available to Tenant?	yes
Basement Storage Available?	n/a
Comments	Three (3) covered parking garages
Power redundancy/ generators	Emergency generators and redundant relay service from utility provider
Electrical Backup	
Cabling / Fiber optics	Broadband and satellite telecommunication systems
Parking	2,900 spaces
Hotel Concierge	24 hrs concierge service
Retail	129,000 sf
Raised floors	based on tenant buildout
Re-movable walls / floors	TBD
NOC Building ? Computer area stations	TBD